

## FISCAL NOTE

### HB 2166 - SB 2382

February 16, 2004

**SUMMARY OF BILL:** Enacts the *Neighborhood Preservation Act* which:

- Requires owners of residential rental property to maintain the exterior of such property at a level that is no less than the community standards for residential property in the area.
- Provides that being cited for three or more violations of local building and construction codes or property standards within a one-year period is evidence that the property has not been maintained to community standards
- Provides for the owner of residential property affected by residential rental property that is not properly maintained to bring action for damages against the owner of such rental property.
- Gives the owner of the rental property 90 days to satisfy a judgment against them before the plaintiff can file a motion asking the court to sell the residential rental property.
- Specifies that such provisions only apply in a county having a metropolitan form of government and a population in excess of 500,000 according to the 2000 or any subsequent federal census (Davidson).

**ESTIMATED FISCAL IMPACT:**

**Increase Local Govt. Expenditures - Not Significant**

Estimate assumes:

- the affected local government could experience an increase in expenditures for costs associated with administering the provisions of the bill including costs incurred by the court and the local zoning authority. Such an increase is estimated to be not significant.
- provisions will result in some increase in cases in the court system, resulting in additional state and local expenditures for processing the cases and additional state and local government revenues from fees, taxes and costs. However, such increases will be not significant.

**CERTIFICATION:**

This is to duly certify that the information contained herein is true and correct to the best of my knowledge.



James W. White, Executive Director